



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 September 22, 2022  
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 7:02 pm. Directors present: Austin Selle, Cheryl Riddle (*Treasurer*), Ed Moran, Steve Maurer, and Kent Dollarhyde. Tina Kemp was excused. Quorum has been met.

**Members in Attendance:** Approximately 7

**Executive Session** – Meeting recessed at 7:05 for executive session to discuss personnel issues. The regular meeting reconvened at 7:11.

Steve Maurer made a motion to release Julie Shattler from the assistant secretary position for the Ponderosa Pines Property Owners Association. Cheryl Riddle seconded. The board voted and unanimously approved.

**Minutes**

- August 25, 2022, Regular Board of Directors Meeting – Cheryl Riddle made a motion to approve the minutes. Steve Maurer seconded. With no further discussion, the board unanimously approved the minutes.
- September 10, 2022, Emergency Meeting – Steve Maurer made a motion to approve the minutes. Kent Dollarhyde seconded. With no further discussion, the board unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

The board agreed to accept the August 31, 2022, Financial Report.

Mid Oregon CU MM Reserve	\$132,405.70	<b>Accounts Receivable</b>	\$19,190.06
Mid Oregon CU Share	\$5.00		
US Bank MM Reserve	\$207,815.80	<b>Expenses</b>	
WaFd Checking Operations	\$166,798.09	Operating Expenses	\$1,999.41
WaFd MM Reserves	\$47,861.54	Reserve Expenses	\$0
Petty Cash	\$100.00	Special Assessment Expenses	\$3,815.85
<b>Total</b>	<b>\$554,986.13</b>	<b>Total Expenses</b>	<b>\$5,815.26</b>

**Managers' Reports**

**Roads** – Larry Becker gave the roads report. Looking for snowplow drivers.

**Commons** – Brad gave the commons report.

**New Business**

Member asked to chip seal the cul-de-sac. Steve Maurer made a motion to table discussion until the next meeting. Kent Dollarhyde seconded. After discussion the vote was unanimous.

- 2023 Budget & Reserve Study Committee. A notice will be sent out for volunteers.
- Resignation of Jerry Koch from position #2 was acknowledged
- Director position #2. After discussion it was tabled until the next meeting.
- East Exit Discussion. Talked about having an evacuation plan.
- Kent Dollarhyde volunteered to be Roads Liaison.
- Tabled organizational structure topic for next meeting.



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- Tabled Asphalt Road Maintenance until the next meeting.
- Steve made a motion to change the keys. Cheryl seconded. The board unanimously approved

**Concerns of the Board:**

**Concerns of the Members:**

Paul Estep submitted her interest in the director's position.

Debbie Sidwell asked when the Ad-hoc roads committee report will be ready.

**Executive Session** – Meeting recessed at 8:23 for executive session to discuss personnel issues. The meeting reconvened at 8:55.

Cheryl Riddle made a motion to pursue the CCB claim against Jack Mullin (AKA Road Maintenance). Kent Dollarhyde seconded. Motion passed unanimously.

Cheryl Riddle motioned to adjourn the meeting. Steve Maurer seconded. Meeting was adjourned at 8:58 pm.

*Reminder - Next Meeting is Regular Board of Directors Meeting on October 27, 2022, 6:00 pm at the Living Waters Church.*

Respectfully submitted,

*David Trachsel*  
*PPPOA Secretary*